

SCAWBY PARISH

HOUSING NEEDS SURVEY

MAY 2005



**RURAL HOUSING
ENABLER PROJECT**

NORTHERN LINCOLNSHIRE

IN PARTNERSHIP WITH SCAWBY PARISH COUNCIL

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Key findings

- 20 respondents have expressed a housing need
- Smaller households predominate amongst those in housing need
- Scawby has a very high level of owner-occupation, which is reflected in the housing aspirations of those in housing need
- Although the current housing market in Scawby would preclude several of those in housing need from being able to afford outright home ownership, shared ownership or shared equity homes could be a viable alternative, with a balance of housing for rent for those unable to afford any form of home ownership
- There is a preference for single-storey accommodation
- 66% of respondents are in favour of a small development of affordable housing

1. INTRODUCTION

- 1.01 Scawby Parish Council, in partnership with the Northern Lincolnshire Rural Housing Enabler Project, undertook a housing needs survey in May 2005. This was as a result of the parish council requesting the Rural Housing Enabler to address the parish council meeting of 6 April on the issue of affordable housing in rural communities of Northern Lincolnshire.
- 1.02 It should be noted that a previous housing needs survey for the parish was carried out by the Rural Housing Enabler Project in 1998. At that time, a need was identified for elderly and single persons accommodation, but development of an affordable housing scheme was aborted owing to no suitable land for development becoming available.
- 1.03 Since that date, house prices in Northern Lincolnshire have risen appreciably. The parish council therefore considered that it was now appropriate to re-evaluate the position concerning the demand for affordable housing within the village. The aim of the survey is therefore to help to determine the existing and future housing needs of the residents of the parish, particularly those on modest or low incomes. The survey reveals the numbers and types of housing that are required and also the views of residents on such a development.

2. SCAWBY PARISH

- 2.01 Scawby is located approximately 2 miles to the south-west of the market town of Brigg and 5 miles south-east from the centre of Scunthorpe. The village is situated on the B1207 and is close to the M180, with its links to the M18 and M62 motorway network. The current population as per the 2001 census is 2277.
- 2.02 Within the current North Lincolnshire Local Plan, Scawby is designated as a minimum growth settlement. As such, it is not considered suitable for substantial residential development because of the strain which this would place on the local infrastructure. However, infill development is considered appropriate, as is **the small scale development of affordable housing within or immediately adjacent to the development limits. The need for such development must be supported by evidence from a local housing needs survey.**
- 2.03 No land has been allocated for housing within the current Local Plan. There is, however, potential for infill development and windfall sites within the village envelope and for the development of exceptions sites (for affordable housing), providing the criteria detailed in paragraph 2.02 are met.

2.04 There is an extensive conservation area within the village, and there currently 11 listed buildings within the Local Plan. The village includes areas of High Landscape Value and of Amenity Importance.

2.05 Scawby is served by a number of facilities, which include: a mobile library service, grocery/general store, stand-alone post office, pub, village hall, church, playing fields, children's play area, primary school, pre-school service provision and a garage.

2.06 Scawby is well served by local bus services, with the following routes stopping in the village:

Mondays to Fridays: Brigg-Broughton-Ashby-Scunthorpe
Kirmington-Wrawby-Brigg-Scunthorpe
Kirton Lindsey-Bishop Norton-Brigg
Gainsthorpe-Redbourne-Hibaldstow-Brigg-
Scunthorpe

Fridays only: Brigg-Lincoln

Saturdays: Goxhill-Kirmington-Wrawby-Brigg-Scunthorpe
Bishop Norton-Hibaldstow-Brigg-Scunthorpe

College Days Only: Low Villages-Brigg-Scunthorpe Colleges

There are no Sunday services.

2.07 A recent search for properties for sale within the village found a total of 19 properties on the market, ranging from a 2 bedroom semi-detached to 4 bedroom detached houses. The **lowest** sale price was £110,000 and the **average** price for all properties currently on the market was £177,692.

2.08 The **average** gross annual income for North Lincolnshire (2004 figures) is circa £23500 per annum (**say £17625 net**). Local mortgage lenders will lend on average 3.75 x gross income or 3.75 x income plus 1 x income for a couple, where both are in employment. On this basis, the maximum mortgage which a single person on the North Lincolnshire average income could borrow would be £88125. Similarly, the maximum mortgage which a couple could obtain where both are earning the average would be £111,625. It should be noted, however, that many people in North Lincolnshire earn **less** than the average and it would be very difficult for first time buyers on average or below average incomes to be able to buy a property in Scawby at current market levels.

2.09 North Lincolnshire Council has a total of 73 properties in the parish, comprising:

- 12 x 1 bedroom bungalows
- 11 x 1 bedroom ground floor flats
- 28 x 2 bedroom bungalows
- 4 x 2 bedroom flats
- 6 x 2 bedroom houses
- 12 x 3 bedroom houses

In the three years to 2003, there were 30 lettings within this housing stock, 13 of which were in 2003. 6 properties were sold under the Right to Buy in the three year period ending 2003.

3. THE SURVEY

- 3.01 664 questionnaires were delivered to households in Scawby and Sturton. (A copy of the questionnaire is attached to this report). Residents were requested to return their questionnaire by 27 May. These were then collected via a ballot box located in the village post office. Alternatively, they could be posted direct to the Rural Housing Enabler.
- 3.02 A total of 230 forms were returned, giving a healthy response rate of 34.6%.

4. ANALYSIS OF SCAWBY SURVEY RESULTS

The questionnaire is divided into two parts. The first part seeks information on existing households; the second, information from those persons/households in housing need.

4.01 Part One: Information on existing households

4.01.1 Age Range of Respondents

AGE	NUMBER	PERCENTAGE
0-15	73	15.3
16-24	25	5.2
25-44	85	17.8
45-59	108	22.6
60-74	131	27.6
75+	55	11.5
TOTAL	477	100.0

The majority (79.5%) of those who responded to the questionnaire are over 25, and this is comparable to the 2001 census figure of 76.1%.

4.01.2 Degree of occupancy

OCCUPANTS	HOUSEHOLDS	PERCENTAGE
1	43	20.3
2	108	50.9
3	28	13.2
4	21	9.9
5	9	4.3
6	3	1.4
TOTAL	212*	100.0

The table indicates that 2 person households are the most common in Scawby. Not all respondents replied to this question.

4.01.3 Property Type

HOUSETYPE	NUMBER	PERCENTAGE
House	127	55.2
Bungalow	95	41.3
Flat/Maisonnette/Bedsit	2	0.9
Sheltered/Retirement Housing	3	1.3
Other	3	1.3
TOTAL	230	100.0

The vast majority of respondents (96.5%) live in a house or bungalow, and this is comparable to the 2001 census figure of 95.2%

4.01.4 Size of Homes

BEDROOMS	HOUSEHOLD	PERCENTAGE
1	8	3.5
2	52	22.6
3	103	44.8
4+	67	29.1
TOTAL	230	100.0

3 and 4 bedroom homes are the most common.

4.01.5 Number of households in property

	NUMBER	PERCENTAGE
First household	331	93.8
Second household	15	4.2
Third household	4	1.1
Fourth household	2	0.6
Fifth household	1	0.3
TOTAL	353	100.0

4.01.6 Type of household in property

TYPE	NUMBER	PERCENTAGE
One person household	53	23.3
Couple*	101	44.5
Two parent household	54	23.8
Lone parent household	5	2.2
Older person household	9	4.0
Other	5	2.2
TOTAL	227**	100.0

- includes older person households
- ** not all respondents answered this question.

4.01.7 Tenure

TENURE	NUMBER	PERCENTAGE
Owned outright	132	57.9
Owned with mortgage	79	34.7
Shared ownership *	0	0.0
Rented from local authority	9	3.9
Rented from housing assocn.	1	0.4
Rented from private landlord	4	1.8
Tied to job	2	0.9
Other	1	0.4
TOTAL	228	100.0

- i.e. part rent/part purchase
- The vast majority of respondents (92.6%) own their own home.

4.01.8 Length of residency in parish

YEARS	NUMBER	PERCENTAGE
1-2 years	15	8.9
3-5 years	18	10.6
6-10 years	23	13.5
11-20 years	41	24.1
21-40 years	51	30.0
Over 40 years	22	12.9
TOTAL*	170	100.0

- not all of the respondents answered this question
the average length of residency is 19.7 years, which indicates that Scawby is a stable community.

4.01.9 Has your home been adapted for disability?

ADAPTED?	NUMBER	PERCENTAGE
Yes	8	3.6
No	213	96.4
TOTAL	221	100.0

4.01.10 Reasons for moving away

The survey asked if anyone in the household had moved away from the parish in the last 5 years, because of the difficulties of finding a home locally. Not all of the respondents answered this question.

RESPONSE	NUMBER	PERCENTAGE
Yes	14	6.3
No	207	93.7
TOTAL	221	100.0

Not all the respondents answered this question.

4.01.11 Does the household need to move together from this home now or in the next 5 years?

RESPONSE	NUMBER	PERCENTAGE
Yes	19	9.3
No	186	90.7
TOTAL	205	100.0

Not all the respondents answered this question.

4.01.12 Is there anyone living in the household who needs to move to alternative accommodation now or within the next

5 years?

RESPONSE	NUMBER	PERCENTAGE
Yes	20	9.9
No	183	90.1
TOTAL	203	100.0

Not all the respondents answered this question.

4.01.13 View on future affordable housing development

A total of 218 responded to this question. Of these, 144 (66%) are in favour of such a development, and 74 (34%) are against. Individual comments are detailed in Appendix 1.

5. Part 2 Information on persons/households in housing need

5.02.1 When housing is needed

WITHIN 2 YEARS	2-5 YEARS	5+ YEARS
10	6	4

It should be noted that the development period for affordable housing can often be up to 5 years, owing to the need to obtain grant funding and the vagaries of the planning process. 16 persons/households would therefore require housing within this timescale.

5.02.2 Housing need by tenure

PURCHASE ON OPEN MARKET	RENTING FROM LA or HA	RENTING FROM PRIVATE LANDLORD	SHARED OWNERSHIP
9	8	0	2

Over half of the respondents have indicated a preference for some form of home ownership, which is not surprising in view of the levels of home ownership in Scawby. This is also reflected in the **aspirations** of respondents as to the price of property which they can afford (see para 5.02.10 below) but conflicts with the evidence of income (see para 5.02.9 below).

5.02.3 Reasons for housing need

REASON	NUMBER	PERCENTAGE
Need larger accommodation	2	10.0
Need smaller accommodation	5	25.0
Need physically adapted accommodation	2	10.0
Need cheaper home	0	0.0
To be closer to employment	1	5.0
To be closer to care/dependent to give/receive support	1	5.0
To avoid harassment	1	5.0
Need secure accommodation	0	0.0
Need to change tenure	0	0.0
Need to set up independent accommodation	5	25.0
Other	3	15.0
TOTAL	20	100.0

5.02.4 Age range of those in housing need

AGE	NUMBER	PERCENTAGE
0-15	4	13.3
16-24	6	20.0
25-44	6	20.0
45-59	7	23.3
60-74	2	6.7
75+	5	16.7
TOTAL	30	100.0

No particular age group predominates in this survey.

5.02.5 Type of household in housing need

HOUSEHOLD TYPE	NUMBERS
1 person	6
Couple	4
Two parent household	5
Lone parent household	0
Older person	3
Other	1
TOTAL	19

5.02.6 Size of accommodation required

ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
5	8	7	0

5.02.7 Type of accommodation required

HOUSE	BUNGALOW	FLAT	SHELTERED/RETIREMENT
3	9	4	3

The survey indicates a marked preference for single-storey homes.

5.02.8 Net income of those in housing need

WEEKLY NET INCOME (£)	ANNUAL NET INCOME (£)	NUMBER
Less than £97 pw	Less than £5040	4
£97-£193 pw	£5040-£10036	2
£193-£288 pw	£10036-£14976	5
£288-£384 pw	£14976-£19968	2
£384-£577pw	£19968-£30004	4

The average net income, including those respondents in receipt of a pension, is £13686 per annum which equates to a gross income of circa £18248 per annum and is appreciably below the North Lincolnshire average of £23500 per annum (see para 2.08 above). Outright house purchase at the bottom end of the market in Scawby is therefore beyond the reach of most respondents, although shared ownership could be a viable option.

Those respondents in the highest income bracket could afford outright purchase at the lower end of the local market in Scawby or the neighbouring village of Hibaldstow.

5.02.9 Maximum price of property which could be afforded to buy

PRICE	NUMBER OF RESPONDENTS
Less than £50000	0
£50000-£69999	0
£70000-£99999	1
£100000-£149999	3
£150000-£199999	5
TOTAL	9

The number of respondents is the same as that of those who previously expressed a preference for outright purchase. However, aspirations as to what is affordable appear to conflict

with the evidence of income levels (see para 5.02.8 above).

5.02.10 Renting a property-maximum rent to be afforded

RENT LEVEL	NUMBER OF RESPONDENTS
Less than £50 pw	0
£50-£99.99 pw	3
£100-£149.99 pw	3
£150-£199 pw	1
TOTAL	7

It should be noted that in 2003 the average rents for housing association properties in North Lincolnshire were as follows:

1 bed.....£43.62

2 bed.....£55.04

3 bed.....£62.17

All the respondents would therefore be able to afford a home to rent and, where appropriate, housing benefit could be available to assist with rental costs.

5.02.11 Respondents registered on housing waiting lists

Yes-3

No-17

Very few have bothered to register on a housing waiting list. This often occurs in rural communities, where the turnover of social housing is low, with few vacancies occurring. Those in housing need therefore have low expectations of ever being able to obtain an affordable rented home of their own.

5.02.12 Preferred residency of households in housing need

Together as household in Scawby	Outside Scawby
18	2

6. Conclusions

- 6.01 Smaller households predominate in Scawby, despite the fact that 3 or 4 bedroom houses are the most common.
- 6.02 There is a high level of owner-occupation in Scawby, with 92.6% of respondents being home owners.
- 6.03 14 households have moved away in the last 5 years because of the difficulties of finding accommodation.
- 6.04 20 persons/households need alternative accommodation within the next 5 years or more.
- 6.05 Smaller households predominate amongst those in housing need which indicates that any future affordable housing development should focus on 2 bedroom accommodation, with a smaller proportion on 3 bedroom housing.
- 6.06 Amongst those in housing need, there is a marked preference for single storey accommodation.
- 6.07 Over half of those who have expressed a housing need, prefer some form of home ownership (despite income levels below the average for North Lincolnshire) and the remainder a preference for rented accommodation.
- 6.08 66% of respondents are in favour of an affordable housing development and this figure includes those who are currently satisfactorily housed, as well as those who have expressed a housing need.
- 6.09 The current practice in housing needs surveys when estimating the number of new homes required is to aim for 50% of the identified need. A scheme of 10 homes would therefore be appropriate for Scawby, with a suggested mix as follows:
8 x 2 bedroom 3 person bungalows
2 x 3 bedroom 5 person houses
with 50% of both the 2 and 3 bedroom homes being developed for shared ownership.

NB The needs survey identified some older people being in need of alternative accommodation. The above proposed small scheme could not include sheltered housing as this would not be economically viable in terms of running costs. However, a small proportion of the bungalows could be fitted with an alarm system to be linked to a central control, as administered by a local authority of housing association, in order to provide additional security for those residents who would benefit from this service provision.

Appendix 1

Comments	Number of respondents
Daughter and son-in-law would like to live in the village but at present there are no first-time buyer houses available	1
If our children (after university) wish to live in the village, we would like them to be able to afford to buy their own home in a village such as Scawby	1
The last houses built were too expensive	1
Would like to buy a first home, but not sure when will be back at work full time to be able to afford it. Would like to stay in the village as children will be attending school	1
Need smaller accommodation owing to age and/or infirmity	3
Loss of tied accommodation on retirement	1
Would like to acquire building plot	2
Keep Scawby as it is-a quiet rural village. We have lived in a housing association home..rent twice as much as council, which working families cannot afford. New homes full of drugs and people who do not want to work. Don't do it.	3
There is a great need for sheltered accommodation within the village. It would release a lot of properties to be available for families.	1
We moved from Hibaldstow to get away from residents of low-cost housing	
Objections on grounds that housing development would spoil character of village	4
When affordable homes were proposed (as result of previous survey), there was a hue and cry from nearby residents. As a result, very large executive type houses were built. So why was this allowed to happen? Nobody listens.	1
As well as affordable homes for the young, what about a small group dwelling for people like us who would love to stay in the village when we get older? People have left because of this.	1

